



City of Hallandale Beach
PLANNING AND ZONING BOARD
400 S. Federal Highway
Hallandale Beach, FL 33009
www.cohb.org

Chair, Kuei Kang (Charles) Wu
Vice-Chair, Howard Garson
Boardmember Danny Kattan
Boardmember Rick Levinson

Liaison, Christy Dominguez
Liaison Dept. Director, Vanessa Leroy

Meeting Minutes

Wednesday, January 24, 2024

6:00 PM

Commission Chambers

1. CALL TO ORDER

The Planning and Zoning Board Meeting was called to Order by Chair Charles Wu at 6:05 p.m.

2. ROLL CALL

Present:

*Chair, Kuei Kang (Charles) Wu
Vice-Chair, Howard Garson
Board member, Danny Kattan
Board member, Rick Levinson
Alternate, Faith Fehr*

Staff

*Board Liaison: Christy Dominguez
Board Secretary: Laura Mass
Supporting Staff: Vanessa Leroy, Deandrea Moise, Raveechai Srihirun and Steven Williams
City Attorney's Representative: Elizabeth S. Loconte, Assistant City Attorney*

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

A. Draft of the Meeting Minutes November 29, 2023.

MR. GARSON MOVED TO APPROVE THE MINUTES OF NOVEMBER 29, 2023, PLANNING AND ZONING BOARD MEETING INCLUDING THE AMENDMENT MADE BY MR. WU.

MR. LEVINSON SECONDED THE MOTION.

MOTION PASSED BY UNANIMOUS VOTE (5/0)

MR. KATTAN ARRIVED AT 6:07 PM.

5. BOARD/COMMITTEE BUSINESS – NEW BUSINESS

C. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE IV OF THE ZONING AND LAND DEVELOPMENT CODE, DIVISION 7 HEIGHT EXCEPTIONS SECTION 32-361 APPLICATION, TO ALLOW AN EXCEPTION FOR ROOFTOP AMENITIES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Wu: read the item into the record.

Ms. Deandrea Moise: provided a PowerPoint presentation of the item.

Mr. Wu: inquired about full-blown standalone restaurants.

Ms. Moise: replied that restaurants, if provided on the rooftop of a commercial building, are subject to uses allowed in the building. She added that an office building could offer restaurant services on the rooftop as an amenity to the building and might have a separate owner.

Mr. Wu: inquired about the FAR count exception.

Ms. Moise advised that the City does not base calculations on FARs.

Mr. Steven Williams, DSD Assistant Director: confirmed it.

Mr. Wu: opened the floor to public participation.

No Public speakers.

Mr. Wu: closed the floor to public participation.

MR. KATTAN MOVED TO RECOMMEND APPROVAL OF THE PROPOSED ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING ARTICLE IV OF THE ZONING AND LAND DEVELOPMENT CODE, DIVISION 7 HEIGHT EXCEPTIONS SECTION 32-361 APPLICATION, TO ALLOW AN EXCEPTION FOR ROOFTOP AMENITIES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

MS. FEHR SECONDED THE MOTION.

MOTION PASSED BY UNANIMOUS VOTE (5/0)

6. REMARKS BY THE CHAIR

Mr. Wu wanted to thank Ms. Dillard for her time as a board member. He requested staff to prepare a letter on their behalf.

7. LIAISON'S REPORT

Ms. Dominguez: informed on the items approved by the City Commission meeting on January 17, 2024 (The Ashworth Project, and the Code Amendments for Central RAC and West RAC.

8. SCHEDULING OF NEXT MEETING

Ms. Dominguez confirmed the next meeting for Wednesday, February 28, 2024.

Mr. Garson: advised he would not be attending the meeting next month.

9. ADJOURNMENT

There being no further business to discuss before the Planning and Zoning Board, the meeting adjourned without objection at 9:25 p.m.

RECORDED: RESPECTFULLY SUBMITTED:

Chair, Charles Wu

ATTEST:

Christy Dominguez, Liaison

Recording of this meeting can be made available to any member of the public upon request. Requests to hear a taping of the Planning and Zoning Board meeting, summarized above, should be submitted to the Planning & Zoning Division at \or can be mailed to 400 South Federal Highway, Hallandale Beach, Florida 33009.

DRAFT